



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3130, 4100 109 Avenue NE
Calgary, Alberta

MLS # A2332422



\$5,390 per month

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,320 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

****Lowest Advertised Lease Rate in the Area! Lease Rate: \$50.00 PSF, consisting of \$34.00 PSF Base Rent + \$15.00 PSF Operating Costs.**** Prime retail leasing opportunity in Jackson Gate Plaza! Brand-new, never-occupied ****1,320 SF (±)**** shell unit ideally situated at the high-profile, signalized intersection of ****109 Avenue NE and Country Hills Boulevard****. Located within one of Jacksonport's premier commercial developments, this plaza is home to a strong mix of established national and local franchise businesses, generating exceptional customer traffic and exposure. The unit offers outstanding street visibility, excellent signage opportunities, convenient access, and ample on-site parking. Zoned ****I-C (Industrial – Commercial)****, it accommodates a wide variety of retail, medical, professional office, restaurant, personal service, and commercial uses. Featuring modern construction, high ceilings, and an open shell layout, this space is ready to be customized to suit your business needs. Just minutes from ****Stoney Trail**** and ****Calgary International Airport****, this is an exceptional opportunity to establish your business in one of Northeast Calgary's fastest-growing commercial corridors.